

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11708 of Jackson L. Davis, Jr. pursuant to Section 8207.1 for a variance from the 900 square feet rule to permit the conversion of a single family dwelling to multiple court dwelling consisting of three apartments in the R-4 zone at the premises located at 1219 Que Street, N. W., Washington, D. C., lot 806, Sq. 277.

Hearing Date: October 16, 1974
Decision Date: October 25, 1974

FINDINGS OF FACT:

1. The R-4 zone permits conversions to multiple dwellings as long as there is 900 square feet per unit of lot acre of the lot upon which the dwelling is located.
2. The applicant requests approval for the issuance of a certificate of occupancy to allow the use of the subject property as a 3 unit apartment building.
3. The subject lot consists of 1,727 square feet, whereas, the regulations (Section 3301.1) require 900 square feet per unit of lot acre, which would require in this case a lot area of 2700 square feet.
4. The applicant requests a total area variance of 973 square feet.
5. The subject property was previously used as a flat with rooms in the third floor.
6. No opposition was registered to this application at public hearing.

CONCLUSION OF LAW

Based upon the above findings and evidence of record, the Board is of the opinion that the proposed use would not be objectionable to nearby or adjoining property owners if granted. The applicant having complied with the Section 8207.11 of the regulations, the Board concludes that the granting of this application will not substantially impair the meaning and intent of the Zoning Regulations.


ORDERED: That the above application be granted to allow those apartment units at the subject property.

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VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER

DEC 02 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY
UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE
DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE
EFFECTIVE DATE OF THIS ORDER.